

CITY OF ROCHESTER
30 CHURCH STREET

March 12, 2012

REVISED

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM - 6:30 PM
CONFERENCE ROOM 008A **
****(Please note Room Change)**
PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case	1	<i>Informational Meeting</i>
File Number:	OMA-05-11-12	
Case Type:	Official Map Amendment	
Applicant:	Wegman's Food Markets, Inc.	
Property Address:	1730-1760 East Avenue and 1792-1830 East Avenue	
Zoning District:	C-2 Community Center District	
Quadrant:	SE	
Section of Code:	Chapter 76	
Purpose:	To dedicate two areas of land along the frontages of 1730-1760 East Ave. and 1792-1830 East Ave., respectively, as right-of-way in conjunction with the East Avenue Wegmans Development Project; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type 2	
Case	2	<i>Informational Meeting</i>
File Number:	OMA-06-11-12	
Case Type:	Official Map Amendment	
Applicant:	City School District	
Zoning District:	R-1 Low Density Residential	
Quadrant:	NE	
Section of Code:	Chapter 76	
Purpose:	To abandon Lehaco Street which extends between Reliance Street and Rau Street in conjunction with the City School Modernization Project recommendations for School #50; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type 1	
Lead Agency:	City School District	

Case **3** ***Informational Meeting***
File Number: **M-04-11-12/T-04-11-12**
Case Type: Zoning Map Amendment/Zoning Text Amendment
Applicant: City Planning Commission
Property Address: 1000 N. River Street; 4752 Lake Avenue; 4650 Lake Avenue; 4600 Lake Avenue; 4630 Lake Avenue and 4590 Lake Avenue
Zoning District: H-V Harbortown Village District
Quadrant: NW
Section of Code: 120-190C
Purpose: **To amend the Zoning Map and Section 120-77 of the Zoning Code by establishing the Marina District (M-D) in conjunction with the Port Development Project; an action requiring City Planning Commission recommendation to City Council.**
SEQR: **Type 1**
Lead Agency: **Mayor's Office**

Case **4** ***Informational Meeting***
File Number: **T-05-11-12**
Case Type: Zoning Text Amendment
Applicant: Ronald Christenson, Christenson Construction
Zoning District: Brooks Landing Urban Renewal District
Quadrant: SW
Section of Code: 120-190C
Purpose: **To amend the Brooks Landing Urban Renewal District Plan and Section 120-120L of the Zoning Code by adding drive through operations with up to 2 lanes, accessory to a staffed branch of a financial institution, to the list of permitted uses in the Riverfront Commercial Land Use Area; an action requiring City Planning Commission recommendation to City Council.**
SEQR: **Type 1**
Lead Agency: **Director of Planning and Zoning**

Case 5
File Number: E-042-11-12
Case Type: Special Permit
Applicant: Ronald Christenson, Christenson Construction
Property Address: 910, 1000, and 1006 Genesee Street; 1315 and 1500 S. Plymouth Avenue
Zoning District: Brooks Landing Urban Renewal District
Quadrant: SW
Section of Code: 120-9E
Purpose: To modify the previously approved Special Permit (E-050-10-11) for a 182 space ancillary parking lot at 1315 S. Plymouth to include parking for the proposed development at 1000 and 1006 Genesee Street and 1500 S. Plymouth Avenue, and to approve an Alternative Parking Plan for the Brooks Landing Phase II Development; an action requiring City Planning Commission approval.
SEQR: Type 1
Lead Agency: Director of Planning and Zoning

Case 6 *Postponed from the Feb. 13, 2012*
File Number: E-040-11-12 *Hearing at the applicant's request*
Case Type: Special Permit
Applicant: Azzam H. Abuolba, Elba's Market
Property Address: 1687 Dewey Avenue
Zoning District: M-1 Industrial District
Quadrant: NW
Section of Code: 120-83A
Purpose: To establish a convenience store in a building formerly used for auto repair; a commercial use in an M-1 District requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 7
File Number: E-043-11-12
Case Type: Special Permit
Applicant: McDonald's Corporation
Property Address: 1432 Mt. Hope Avenue
Zoning District: C-V Collegetown Village District
Quadrant: SE
Section of Code: 120-77
Purpose: To extend the hours of operation until 2:00 AM daily for the proposed McDonald's double drive-through; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 8
File Number: E-044-11-12
Case Type: Special Permit
Applicant: Richard Pospula
Property Address: 16-22 Blakeslee Street
Zoning District: R-1 Low Density District
Quadrant: NE
Section of Code: 120-9A; 120-131
Purpose: To construct a 14 space ancillary parking lot at 16-22 Blakeslee Street to serve Norton's Pub located at 1730 N. Goodman Street; an action requiring the demolition of a vacant, single family house and City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 9
File Number: E-045-11-12
Case Type: Special Permit
Applicant: David Knoll
Property Address: 929 S. Plymouth Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Section of Code: 120-9D
Purpose: To establish a community center, the Gandhi Institute, in a vacant single family dwelling; an action requiring City Planning Commission approval.
SEQR: Unlisted
Lead Agency: Director of Planning and Zoning

Case 10
File Number: E-046-11-12
Case Type: Special Permit
Applicant: Mohammed Abdallah, Maple Deli
Property Address: 685-689 Maple Street
Zoning District: R-2 Medium Density Residential District
Quadrant: SW
Section of Code: 120-191B(4)(c); 120-18B; 120-131; 120-173D
Purpose: To establish a mini-mart with take-out food sales in a vacant nonconforming structure at 685 Maple Street; to legalize an ancillary parking lot at 689 Maple Street; and to review a Parking Demand Analysis for providing more than 110% of the off-street parking requirement; an action requiring City Planning Commission approval.
SEQR: Type II (A Notice of Environmental Determination, indicating that there are NOT significant impacts upon the environment, was issued for this project in 2007.)